

Notice of Completion & Environmental Document Transmittal

Attachment

Project Title: Coastal Planned Developed (PD) Permit for Rubin Residence, Case No. PL19-0011

Project Description:

Estimated earthwork includes 5,480 cubic yards of cut and 1,259 cubic yards of fill is to prepare the site for the proposed development. Runoff from the project would be conveyed via drainpipes and storm drains located immediately north of the proposed dwelling and at the southwest corner of the proposed driveway with an outlet and 30' long riprap outfall immediately downslope of the driveway. Estimated earthwork includes 6,437 cubic yards (cy) cut and 1,100 cy fill with excess soil being exported.

Water is to be provided by an onsite private well (SWN 01S20W22L003S) and a 10,000-gallon water tank for domestic water storage and fire suppression. Wastewater will be handled by an on-site wastewater system that consists of an onsite wastewater treatment system (OWTS) consisting of one 1,500-gallon septic tank, one 1000-gallon tank with SeptiTech STAAR 0.5 UV device, and two seepage pits. An onsite propane tank will provide gas for cooking and heating and solar panels will be installed on the roof of the dwelling. Access to the site is provided by a private driveway with direct access to Yerba Buena.

The proposed project will permanently remove approximately 39,038 sq. ft. (0.89 acres) of Environmentally Sensitive Habitat Areas (ESHA) related to the grading footprint and construction of a residence, garage/guesthouse, driveway, water storage tank and well, and septic system. The required 100-foot fuel modification zone will affect an additional 41,382 sq. ft. (0.95 acres). The total amount of ESHA affected by the project will be 1.84 acres.